



Price Guide £510,000

43 Seagate Court Shore Road, East Wittering, Chichester, West Sussex PO20 8DY

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A rarely available stunning two-bedroom, first floor apartment enjoying fantastic, uninterrupted, panoramic sea views toward the Isle of Wight and of glorious sunsets.

Located in the desired Western Block of Seagate Court equipped with a secure entrance and lift to all floors, this apartment would make a fantastic Holiday home providing great income opportunities. Having undergone a total modern refurbishment by the current owner this flat is one of the best examples within this prestigious waterfront community, uniquely benefiting from hard flooring throughout along with a modern shower room and kitchen, two generously sized bedrooms and a superbly positioned South-facing living room and modern electric radiators.

Flat 43 also comes with the positive of reserved undercover parking in the nearby garage block and can be sold almost fully furnished. This flat would be a fantastic holiday let as all the doors currently meet the Fire regulation requirements saving a big expense.

Local amenities are a mere 300 metres stroll on flat pavements to the centre of East Wittering village where independent shops, cafes and eateries are plentiful along with a Medical Centre, two pharmacies, Dental Practice. Fantastic frequent Bus routes in either direction to Chichester are available with rail links from the City to London, Gatwick and beyond.

Share of Freehold/Management Company: The Estate is run by the well respected and local KTS Estate Management Group to whom a service charge is payable of £2,649 per annum. This flat is being sold with the benefit of an extended Lease of 989 years.

Viewing is highly recommended and must be made by appointment with the office requiring at least 24 hours' notice as the property is tenanted at the moment. - 01243 672217

Entrance Lobby: Entry via code for locked door. Stairs to all levels and lift.

Entrance Hall: Entry phone. Storage cupboard and airing cupboard with hot water tank and washing machine.

Shower Room: 'P' shaped bath with electric shower over, WC, hand basin, mirror and electric towel rail.

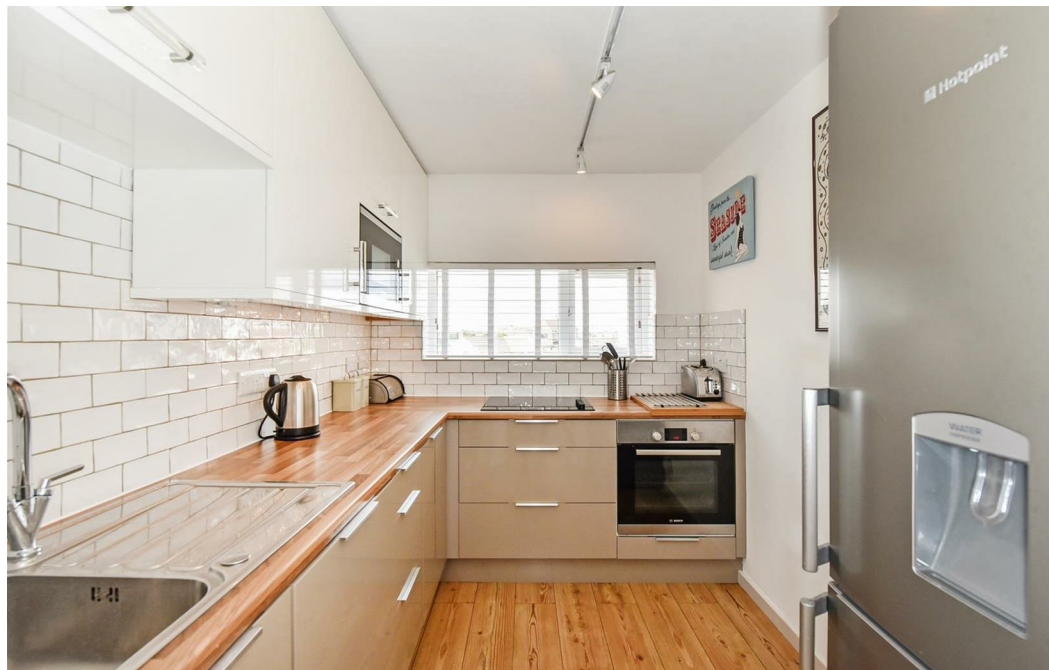
Kitchen: (N) Range of cupboard units including single drainer, stainless steel sink unit, base & eye level units. Integrated oven, hob, microwave and dishwasher with free standing fridge freezer.

Bedroom 2: (N) Twin/superking bed, fitted wardrobe, electric radiator and North facing window with views toward The South Downs.

Bedroom 1: (S & W) Queen sized bed, large fitted wardrobe cupboards to one wall, electric radiator, South and West facing sea views.

Living/Dining Room: (S) L-shaped sofa, Dining space, electric radiator, South facing views, sliding door to Balcony.

South Facing Balcony: privacy glass balustrade, Panoramic South and West facing views of The Isle Wight, The Solent and along the Coast to Portsmouth.

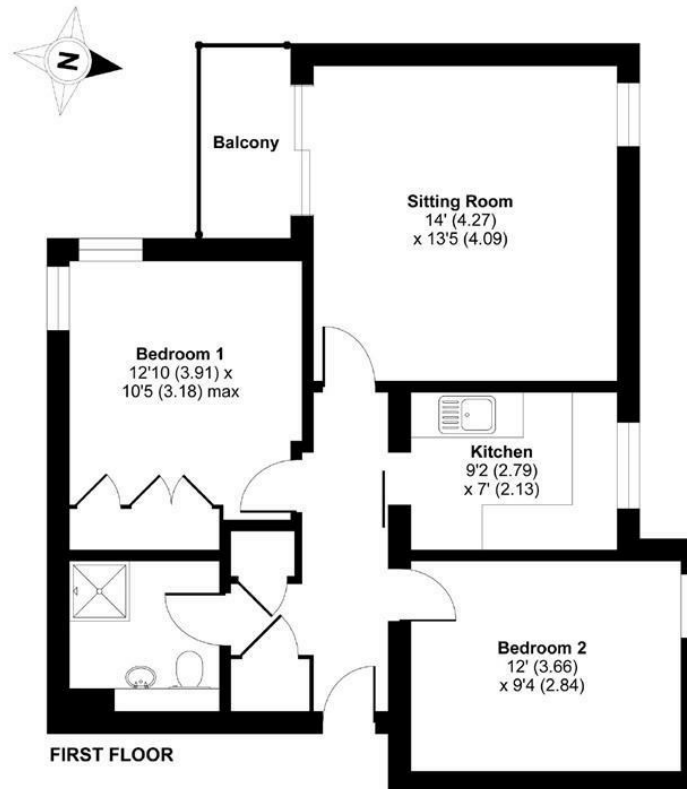






**Flat 43, Seagate Court, Shore Road,
East Wittering, Chichester, PO20 8DX**

APPROX. GROSS INTERNAL FLOOR AREA 655 SQ FT 60.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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